



TO LET

**2 Orange Row
Brighton, East Sussex, BN1 1UQ**



Key Features

- Situated within Brighton's North Laine district
- Glazed frontage with good natural light
- Providing creative work space over 2 floors
- Suitable for up to 10 workstations
- Shower & kitchenette facilities
- Excellent local amenities
- Flexible terms available

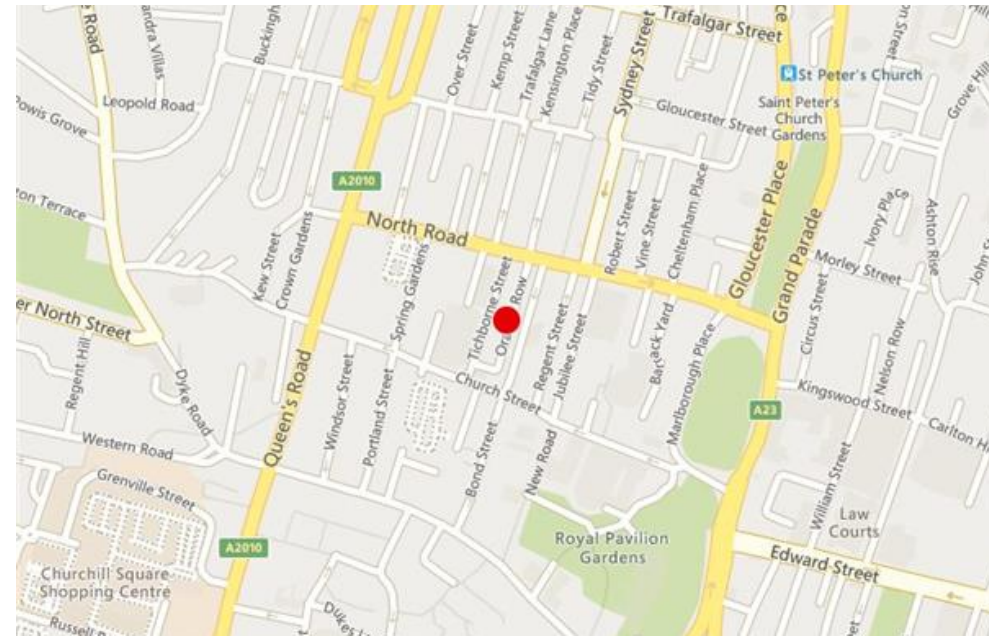




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Location & Situation

The property is situated along a quiet twitten located in the heart of Brighton's North Laine district. Orange Row runs parallel, and between, Gardner Street and Tichborne Street; and can be accessed from either Tichborne Street or North Road.





Description & Accommodation

Stylish office / creative work space

This mid-terrace two-storey converted building provides excellent office and creative work space. The existing 17th century walls were retained and clad externally in a modern high-tech super insulated render. Reclaimed timber was used for internal beams and flooring and the roof is covered in natural welsh slate.

With full height glass frontage, there is good natural light into the 2 levels of open plan accommodation. The suites also benefit from kitchenette, shower and WC facilities.

Area	Sq Ft	Sq M
Office	618	57.41
Total	618	57.41





Rateable Value

Rateable Value (2026): £17,000

Occupiers will pay approximately 43% of this per annum.

EPC

We understand the property has an EPC rating of D.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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Terms

The property is available by way of a new lease for a term to be agreed and at a guide rental of £1,600 per calendar month exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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22 May 2026

